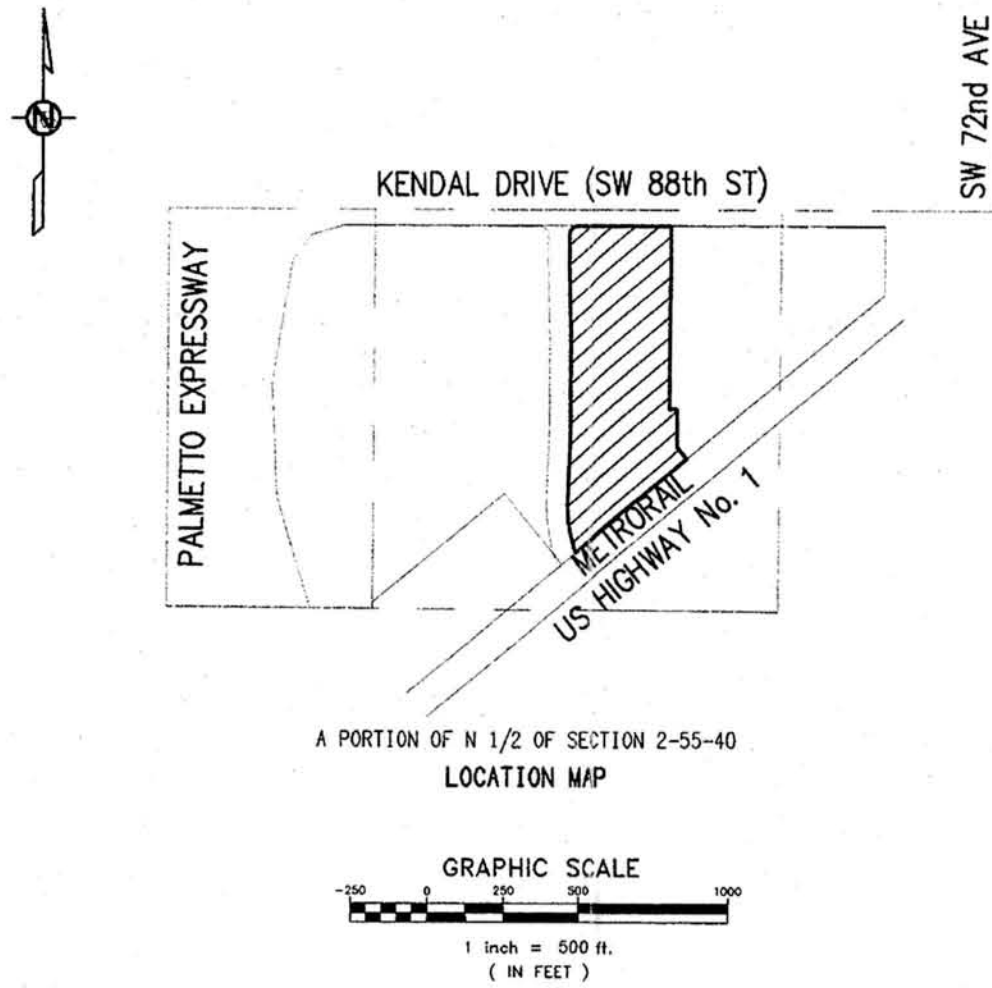


# ALTA/ACSM LAND TITLE SURVEY



## LEGAL DESCRIPTION (DOWNTOWN DADELAND COMPLEX):

Tract "A" of DOWNTOWN DADELAND, according to the plat thereof recorded in Plat Book 161 at Page 76 of the Public Records of Miami-Dade County, Florida.

## LEGAL DESCRIPTION:

Commercial Lot 1:

That portion of Tract "A" of DOWNTOWN DADELAND, according to the Plat thereof, as recorded in Plat Book 161 at Page 76 of the Public Records of Miami-Dade County, Florida lying between Elevation 13.50 feet and Elevation 33.33 feet and being more particularly described as follows:

Commence at the Northeast corner of said Tract "A"; thence run South 85°27'47" West along the North line of said Tract "A" and the South right-of-way line of North Kendal Drive for a distance of 40.61 feet to a point; thence run South 4°12'37" East for a distance of 15.00 feet to the Point of Beginning of the parcel of land herein described; thence continue South 4°12'37" East for a distance of 258.21 feet to a point; thence run South 85°47'23" West for a distance of 40.57 feet to a point; thence run North 4°32'13" West for a distance of 24.65 feet to a point; thence run South 85°27'47" West for a distance of 20.05 feet to a point; thence run South 4°32'13" East for a distance of 25.54 feet to a point; thence run South 85°47'23" West for a distance of 42.20 feet to a point; thence run North 40°12'37" West for a distance of 16.03 feet to a point; thence run North 4°12'37" West for a distance of 246.19 feet to a point; thence run North 85°27'47" East for a distance of 45.31 feet to a point; thence run South 4°32'13" East for a distance of 27.35 feet to a point; thence run North 85°27'47" East for a distance of 16.76 feet to a point; thence run North 4°32'13" West for a distance of 6.01 feet to a point; thence run North 85°27'47" East for a distance of 4.10 feet to a point; thence run North 4°32'13" West for a distance of 21.34 feet to a point; thence run North 85°27'47" East for a distance of 49.00 feet to the Point of Beginning. AND

Commercial Lot 2

That portion of Tract "A" of DOWNTOWN DADELAND, according to the Plat thereof, as recorded in Plat Book 161 at Page 76 of the Public Records of Miami-Dade County, Florida lying between Elevation 13.50 feet and Elevation 33.29 feet and being more particularly described as follows:

Commence at the Northeast corner of said Tract "A"; thence run South 85°27'47" West along the North line of said Tract "A" and the South right-of-way line of North Kendal Drive for a distance of 224.11 feet to a point; thence run South 4°12'37" East for a distance of 15.00 feet to the Point of Beginning of the parcel of land herein described; thence continue South 4°12'37" East for a distance of 239.80 feet to a point; thence run South 40°47'23" West for a distance of 16.03 feet to a point; thence run South 85°47'23" West for a distance of 28.67 feet to a point; thence run North 4°12'37" West for a distance of 26.53 feet to a point; thence run South 85°47'23" West for a distance of 17.23 feet to a point; thence run South 4°12'37" East for a distance of 0.92 feet to a point; thence run South 85°47'23" West for a distance of 3.82 feet to a point; thence run South 4°12'37" East for a distance of 24.11 feet to a point; thence run South 85°47'23" West for a distance of 33.17 feet to a point; to a point of intersection with a circular curve concave to the West, said point bears North 82°35'27" East from the radius point of said curve; thence run Northerly along the arc of said circular curve to the left, having a radius of 1962.86 feet, through a central angle of 02°40'32", for an arc distance of 23.14 feet to the point of reverse curvature of a circular curve to the right; thence run Northerly along the arc of said circular curve to the right, having a radius of 1856.86 feet, through a central angle of 03°32'52", for an arc distance of 114.98 feet to a point; thence run North 04°32'13" West along a line tangent to the previously described curve for a distance of 102.58 feet to a point; thence run North 30°27'18" East for a distance of 12.21 feet to a point; thence run North 85°27'47" East for a distance of 49.05 feet to a point; thence run South 4°12'37" East for a distance of 2.28 feet to a point; thence run South 85°47'23" West for a distance of 2.75 feet to a point; thence run South 4°12'37" East for a distance of 3.00 feet to a point; thence run North 85°47'23" West for a distance of 3.10 feet to a point; thence run South 4°12'37" East for a distance of 6.20 feet to a point; thence run South 85°47'23" West for a distance of 4.70 feet to a point; thence run South 4°12'37" East for a distance of 6.65 feet to a point; thence run North 85°47'23" West for a distance of 15.48 feet to a point; thence run North 4°12'37" West for a distance of 26.67 feet to a point; thence run North 85°47'23" East for a distance of 4.70 feet to a point; thence run South 4°12'37" East for a distance of 28.65 feet to the Point of Beginning. AND

Commercial Lot 3

That portion of Tract "A" of DOWNTOWN DADELAND, according to the Plat thereof, as recorded in Plat Book 161 at Page 76 of the Public Records of Miami-Dade County, Florida lying between Elevation 13.50 feet and Elevation 33.33 feet and being more particularly described as follows:

Commence at the Northeast corner of said Tract "A"; thence run South 85°27'47" West along the North line of said Tract "A" and the South right-of-way line of North Kendal Drive for a distance of 40.61 feet to a point; thence run South 4°12'37" East for a distance of 345.51 feet to the Point of Beginning of the parcel of land herein described; thence continue South 4°12'37" East for a distance of 226.00 feet to a point; thence run South 85°47'23" West for a distance of 39.88 feet to a point; thence run North 4°12'37" West for a distance of 26.64 feet to a point; thence run South 85°47'23" West for a distance of 19.99 feet to a point; thence run South 4°12'37" East for a distance of 25.64 feet to a point; thence run South 85°47'23" West for a distance of 54.29 feet to a point; thence run North 4°12'37" West for a distance of 226.00 feet to a point; thence run North 85°47'23" East for a distance of 54.03 feet to a point; thence run South 4°12'37" East for a distance of 27.52 feet to a point; thence run North 85°47'23" East for a distance of 27.52 feet to a point; thence run South 85°47'23" East for a distance of 40.21 feet to the Point of Beginning. AND

Commercial Lot 4

That portion of Tract "A" of DOWNTOWN DADELAND, according to the Plat thereof, as recorded in Plat Book 161 at Page 76 of the Public Records of Miami-Dade County, Florida lying between Elevation 13.50 feet and Elevation 33.33 feet and being more particularly described as follows:

Commence at the Northeast corner of said Tract "A"; thence run South 85°27'47" West along the North line of said Tract "A" and the South right-of-way line of North Kendal Drive for a distance of 224.11 feet to a point; thence run South 4°12'37" East for a distance of 355.80 feet to the Point of Beginning of the parcel of land herein described; thence continue South 4°12'37" East for a distance of 203.33 feet to a point; thence run South 40°47'23" West for a distance of 16.03 feet to a point; thence run South 85°47'23" West for a distance of 31.20 feet to a point; thence run North 4°32'13" West for a distance of 27.88 feet to a point; thence run South 85°47'23" West for a distance of 19.76 feet to a point; thence run South 4°12'37" East for a distance of 21.78 feet to a point; thence run North 4°12'37" West for a distance of 27.72 feet to a point; thence run North 4°32'13" West for a distance of 208.00 feet to a point of curvature of a circular curve to the left; thence run Northerly along the arc of said circular curve to the left, having a radius of 1962.86 feet, through a central angle of 00°35'02", for an arc distance of 26.00 feet to a point; thence run North 85°47'23" East for a distance of 27.65 feet to a point; thence run South 4°32'13" East for a distance of 28.94 feet to a point; thence run North 85°47'23" East for a distance of 16.80 feet to a point; thence run North 4°12'37" West for a distance of 26.94 feet to a point; thence run North 85°47'23" East for a distance of 32.01 feet to a point; thence run South 48°12'37" East for a distance of 16.03 feet to the Point of Beginning. AND

Commercial Lot 5

That portion of Tract "A" of DOWNTOWN DADELAND, according to the Plat thereof, as recorded in Plat Book 161 at Page 76 of the Public Records of Miami-Dade County, Florida lying between Elevation 13.44 feet and Elevation 33.25 feet and being more particularly described as follows:

Commence at the Northeast corner of said Tract "A"; thence run South 85°27'47" West along the North line of said Tract "A" and the South right-of-way line of North Kendal Drive for a distance of 40.61 feet to a point; thence run South 4°12'37" East for a distance of 632.84 feet to the Point of Beginning of the parcel of land herein described; thence continue South 4°12'37" East for a distance of 62.80 feet to a point; thence run South 44°13'23" East for a distance of 50.37 feet to a point; thence run South 45°46'37" West for a distance of 113.83 feet to a point; thence run North 44°13'23" West for a distance of 92.53 feet to a point; thence run North 4°12'37" West for a distance of 8.13 feet to a point; thence run North 85°47'23" East for a distance of 51.71 feet to a point; thence run South 4°12'37" East for a distance of 24.83 feet to a point; thence run North 85°47'23" East for a distance of 20.21 feet to a point; thence run North 4°12'37" West for a distance of 8.13 feet to a point; thence run North 85°47'23" East for a distance of 1.45 feet to a point; thence run North 4°12'37" West for a distance of 8.78 feet to a point; thence run South 85°47'23" West for a distance of 1.83 feet to a point; thence run North 4°12'37" West for a distance of 7.92 feet to a point; thence run North 85°47'23" East for a distance of 42.62 feet to the Point of Beginning. AND

Commercial Lot 6

That portion of Tract "A" of DOWNTOWN DADELAND, according to the Plat thereof, as recorded in Plat Book 161 at Page 76 of the Public Records of Miami-Dade County, Florida lying between Elevation 13.44 feet and Elevation 33.25 feet and being more particularly described as follows:

Commence at the Northeast corner of said Tract "A"; thence run South 85°27'47" West along the North line of said Tract "A" and the South right-of-way line of North Kendal Drive for a distance of 224.11 feet to a point; thence run South 4°12'37" East for a distance of 631.80 feet to the Point of Beginning of the parcel of land herein described; thence continue South 4°12'37" East for a distance of 112.17 feet to a point; thence run South 85°47'23" West for a distance of 91.55 feet to a point of intersection with a circular curve concave to the West, said point bears North 88°22'08" East from the radius point of said curve; thence run Northerly along the arc of said circular curve to the right, having a radius of 442.46 feet, through a central angle of 6°07'42", for an arc distance of 47.33 feet to a point of compound curvature of a circular curve concave to the East; thence run Northerly along the arc of said circular curve to the right, having a radius of 1874.86 feet, through a central angle of 4°04'00", for an arc distance of 133.07 feet to a point of reverse curvature of a circular curve concave to the West; thence run Northerly along the arc of said circular curve to the left, having a radius of 1944.86 feet, through a central angle of 0°40'00", for an arc distance of 138.04 feet to a point; thence run North 04°32'13" West along a line tangent to the previously described curve for a distance of 100.50 feet to a point; the said last mentioned 7 courses being coincident with the Easterly right-of-way line of Dadeland Boulevard; thence run North 85°47'23" East for a distance of 54.07 feet to a point; thence run North 4°12'37" West for a distance of 13.38 feet to a point; thence run North 85°47'23" East for a distance of 13.33 feet to a point; thence run South 4°12'37" East for a distance of 9.70 feet to a point; thence run North 85°47'23" East for a distance of 184.86 feet to a point; thence run North 4°12'37" West for a distance of 10.70 feet to a point; thence run North 85°47'23" East for a distance of 13.33 feet to a point; thence run South 4°12'37" East for a distance of 14.96 feet to a point; thence run North 85°47'23" East for a distance of 41.00 feet to the Point of Beginning. AND

Commercial Lot 7

That portion of Tract "A" of DOWNTOWN DADELAND, according to the Plat thereof, as recorded in Plat Book 161 at Page 76 of the Public Records of Miami-Dade County, Florida lying between Elevation 13.47 feet and Elevation 32.63 feet and being more particularly described as follows:

Commence at the Northeast corner of said Tract "A"; thence run South 85°27'47" West along the North line of said Tract "A" and the South right-of-way line of North Kendal Drive for a distance of 40.61 feet to a point; thence run South 4°12'37" East for a distance of 695.84 feet to a point; thence run South 44°13'23" East for a distance of 50.37 feet to a point; thence run South 45°46'37" West for a distance of 67.00 feet to a point; thence run South 44°13'23" East for a distance of 0.17 feet to the Point of Beginning of the parcel of land herein described; thence run South 45°46'37" West for a distance of 128.99 feet to a point; thence run North 44°13'23" West for a distance of 22.08 feet to a point; thence run South 45°46'37" West for a distance of 20.00 feet to a point; thence run North 44°13'23" East for a distance of 22.08 feet to a point; thence run South 45°46'37" West for a distance of 41.25 feet to a point; thence run North 44°13'23" West for a distance of 3.17 feet to a point; thence run North 45°46'37" East for a distance of 1.46 feet to a point; thence run North 44°13'23" West for a distance of 63.01 feet to a point; thence run North 4°12'37" West for a distance of 6.00 feet to a point; thence run North 85°47'23" East for a distance of 1.33 feet to a point of intersection with a circular curve concave to the East, said point bears South 85°44'32" West from the radius point of said curve; thence run Northerly along the arc of said circular curve to the right, having a radius of 1962.86 feet, through a central angle of 3°30'51", for an arc distance of 117.13 feet to a point; thence run North 85°47'23" East for a distance of 108.09 feet to a point; thence run South 58°12'37" East for a distance of 6.80 feet to a point of intersection with a circular curve concave to the Southwest, said point bears North 58°12'37" West from the radius point of said curve; thence run Northerly along the arc of said circular curve to the right, having a radius of 1867.86 feet, through a central angle of 144°00'00", for an arc distance of 46.91 feet to a point; thence run South 4°12'37" East along a line tangent to the previously described curve for a distance of 1.76 feet to a point; thence run North 85°47'23" East for a distance of 5.71 feet to a point; thence run South 44°13'23" East for a distance of 45.17 feet to the Point of Beginning. AND

Commercial Parking Lot

That portion of Tract "A" of DOWNTOWN DADELAND, according to the Plat thereof, as recorded in Plat Book 161 at Page 76 of the Public Records of Miami-Dade County, Florida lying between Elevation 0.95 feet and Elevation 12.70 feet and being more particularly described as follows:

Commence at the Northeast corner of said Tract "A"; thence run South 85°27'47" West along the North line of said Tract "A" and the South right-of-way line of North Kendal Drive for a distance of 35.94 feet to a point; thence run South 4°12'37" East for a distance of 28.83 feet to the Point of Beginning of the parcel of land herein described; thence continue South 4°12'37" East for a distance of 69.30 feet to a point; thence run South 44°13'23" East for a distance of 47.57 feet to a point; thence run South 45°46'37" West for a distance of 401.38 feet to a point; thence run North 44°13'23" West for a distance of 37.65 feet to a point of intersection with the Easterly right-of-way line of Dadeland Boulevard, a circular curve concave to the East, said point bears South 79°20'05" West from the radius point of said curve; thence run Northerly along the arc of said circular curve to the right, having a radius of 442.46 feet, through a central angle of 6°07'42", for an arc distance of 47.33 feet to a point of compound curvature of a circular curve concave to the East; thence run Northerly along the arc of said circular curve to the right, having a radius of 1874.86 feet, through a central angle of 4°04'00", for an arc distance of 133.07 feet to a point of reverse curvature of a circular curve concave to the West; thence run Northerly along the arc of said circular curve to the left, having a radius of 1944.86 feet, through a central angle of 0°40'00", for an arc distance of 138.04 feet to a point; thence run North 04°32'13" West along a line tangent to the previously described curve for a distance of 280.00 feet to the point of curvature of a circular curve to the left; thence run Northerly along the arc of said circular curve to the left, having a radius of 1944.86 feet, through a central angle of 03°32'52", for an arc distance of 114.98 feet to a point; thence run North 4°12'37" West for a distance of 120.42 feet to the point of reverse curvature of a circular curve to the right; thence run Northerly along the arc of said circular curve to the right, having a radius of 1874.86 feet, through a central angle of 03°32'52", for an arc distance of 116.09 feet to a point; thence run North 04°32'13" West along a line tangent to the previously described curve for a distance of 100.50 feet to a point; the said last mentioned 7 courses being coincident with the Easterly right-of-way line of Dadeland Boulevard; thence run North 85°47'23" East for a distance of 54.07 feet to a point; thence run North 4°12'37" West for a distance of 13.38 feet to a point; thence run North 85°47'23" East for a distance of 13.33 feet to a point; thence run South 4°12'37" East for a distance of 9.70 feet to a point; thence run North 85°47'23" East for a distance of 184.86 feet to a point; thence run North 4°12'37" West for a distance of 10.70 feet to a point; thence run North 85°47'23" East for a distance of 13.33 feet to a point; thence run South 4°12'37" East for a distance of 14.96 feet to a point; thence run North 85°47'23" East for a distance of 41.00 feet to the Point of Beginning. AND

Surface Parking Lot:

That portion of Tract "A" of DOWNTOWN DADELAND, according to the Plat thereof, as recorded in Plat Book 161 at Page 76 of the Public Records of Miami-Dade County, Florida as shown on Exhibit "D", Page 45, of the Declaration of Covenants, Restrictions and Easement for Downtown Dadeland recorded in Official Records Book 24782, Page 2646, of the Public Records of Miami-Dade County, Florida; TOGETHER WITH

Those easements for the benefit of Commercial Lots 1 through 7 and the Surface Parking Lot, described in Official Records Book 24782, Page 2646, of the Public Records of Miami-Dade County, Florida.

NOTE: The limits of the Lots (Commercial and Residential) excluded any and all structural components of the Downtown Dadeland Complex (Project) regardless of where located which serve more than one Lot or serve a Lot and any portion of the Common Areas (Master Common Areas) as defined in the Declaration of Covenants, Restrictions and Easement for Downtown Dadeland recorded in Official Records Book 24782, Page 2646. The vertical limits of the Commercial Lots represent the elevation of the top of the ground floor slab (the same being the first level finished floor) and the bottom of the second level structural slab (the same being the ceiling of the first level); and a vertical limit between the top of the Upper Level Parking Garage floor slab (the same being the floor elevation of the Upper Level of the Parking Garage) and the bottom of the ground floor slab (the same being the ceiling of the Upper Level of the Parking Garage). There are other structural elements lying within the vertical limits of the Parking Garage, not identified.

## SURVEYOR'S NOTES:

Bearings are based on the system as shown on the said plat of DOWNTOWN DADELAND, where the North line of Tract "A" bears North 85°27'47" East.

Elevations are referred to the National Geodetic Vertical Datum (1929). Elevations are based on a Miami-Dade County Bench Mark No. P-4045 the same being a PK nail and brass washer set in the concrete retaining wall of a Metro Rail support column located 136 feet West of the West edge of pavement of US #1 in the center of SW 68th Street, Elevation 15.73 feet.

The DOWNTOWN DADELAND COMPLEX, as described hereon, does not lie within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Program's Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map Nos. 12086C0454L, 12086C0458L, 12086C0462L and 12086C0466L, Community No. 120835, bearing a revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone X, an area determined to be outside of the 0.2% annual chance floodplain.

The DOWNTOWN DADELAND COMPLEX as described contains 323,667 square feet, more or less (1430 Acres more or less).

The subject property lies within the DOWNTOWN KENDALL URBAN CENTER DISTRICT, the CORE SUB-DISTRICT, based on Chapter 33, Article XXIII(d) of the Code of Miami-Dade County, Florida. Setbacks are based on site plan approval in accordance with the requirements of Sections 33-284.57 and 33-284.58. Development parameters are stated under Section 33-284.62. The location of the setback lines lies outside of the scope of this Survey.

The gross floor areas at ground level are shown hereon and are not the gross building areas and represent the building foot print including elements of the excluded residential lots.

There are 69 standard parking spaces and 3 handicap parking spaces in the Surface Parking Lot (Exhibit "D", Page 45). There are 433 standard parking spaces and 10 handicap parking spaces in the Upper Level Parking Garage (Commercial Parking Lot). Note, there are additional surface parking spaces along the East side of the East drive and along Dadeland Boulevard, in the road right of way, not included in the parking count.

The DOWNTOWN DADELAND COMPLEX, as described hereon, has unrestricted ingress and egress to SW 88th Street (North Kendal Drive) and Dadeland Boulevard, there are no intervening strips, gaps, or gores between the boundaries of the subject property and the boundary of said street and avenue. The streets are paved, dedicated public rights-of-way based on the plats of DADELAND BOULEVARD, DOWNTOWN DADELAND and the Miami-Dade County Public Works Department Right of Way Department. Right of Way locations supported by the information obtained from the Public Works Department has not been abstracted nor is the information warranted by the Miami-Dade County.

The client has not provided underground records and only limited information was available from the utility companies. Only the surface indications of the underground utilities have been located in the field. The Surveyor has performed limited subsurface investigation along the Southerly property line. Underground utilities, if any, were not located. It should be noted that there might be other underground utilities in addition to those evidenced by the visible appearances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

There is visible evidence of construction within recent months.

The easements, encumbrances and restrictions evidenced by Recorded Documents and/or other title exceptions provided to the Surveyor noted in Schedule B II of the Fidelity National Title Insurance Company Commitment Number NT08-1548, dated April 6, 2008 as to the extent they can be located are shown hereon or otherwise noted as to their effect on the Property as follows:

Item 7) The Downtown Dadeland Complex as described herein is one and the same as the land encumbered by the Declaration of Restrictive Covenants recorded in OR Book 19115 Page 3161 and as modified by the Modification of Declaration of Restrictions recorded in Official Records Book 20561 Page 524, and is not plotted.

Item 8) The Downtown Dadeland Complex as described herein is one and the same as the lands encumbered by the Declaration of Restrictions recorded in Official Records Book 20537 Page 1894 and is not plotted.

Item 9) The lands described in Exhibit A of the Agreement for Water and Sewer Facilities recorded in Official Records Book 21737 at Page 3077 as modified by Addendum Number One recorded in Official Records Book 22211 Page 72 is one and the same as the lands described hereon as the Downtown Dadeland Complex and is not plotted. All of the lands described hereon are the lands described in Exhibit A of the said Agreement and are subject to terms and conditions noted therein.

Item 10) The dedications and easements noted on the plat of DOWNTOWN DADELAND recorded in Plat Book 161 at Page 76 are plotted hereon.

Item 11) The Downtown Dadeland Complex as described herein is one and the same as the lands encumbered by the Covenant Running with the Land in Lieu of Unity of Title recorded in Official Records Book 22248, Page 4298 and is not plotted. Said Covenant imposes on the lands described therein, conditions and restrictions which, limited to, development of the property in substantial conformity with an approved site plan and the development of a "Master Association" to provide maintenance of all common areas excepta.

Item 12) The easement described in the Easement recorded in Official Records Book 24397, Page 2295 are plotted hereon. Said easements affect Commercial Lot 1, Commercial Lot 2 and the Commercial Parking Lot.

Item 13) The Downtown Dadeland Complex as described herein is one and the same as the encumbered lands described in Exhibit B to the Memorandum of Lease recorded in Official Records Book 21990, Page 1239 and is not plotted.

Item 14) The Downtown Dadeland Complex as described herein is one and the same as the Parcel B lands described in Exhibit B to the Temporary Easement Agreement recorded in Official Records Book 25492, Page 3381. The Parcel A lands described in Exhibit A to the said Agreement lies East of and adjacent to the Downtown Dadeland Complex and the West line of said Parcel A is noted hereon. The said temporary easement provides for ingress and egress through and across Parcel A to the Parcel B lands described in Exhibit B to the said Agreement. Said Agreement makes reference to the Reciprocal Easement Agreement noted under Item 15 below and a WASA water line easement over and across Parcel A which benefits the Downtown Dadeland Complex and is depicted as Exhibit E to the Agreement. The water line easement shown in Exhibit E is plotted hereon.

Item 15) The Downtown Dadeland Complex as described herein is one and the same as the Parcel B lands described in Exhibit B to the Reciprocal Easement Agreement recorded in Official Records Book 25492, Page 3421. The Parcel A lands described in Exhibit A to the said Agreement lies East of and adjacent to the Downtown Dadeland Complex and the West line of said Parcel A is noted hereon. The perpetual, non-exclusive cross-access easement depicted in Exhibit C to the Agreement is plotted hereon. The WASA water line easement over and across Parcel A described in Exhibit D to the Agreement is plotted hereon. The perpetual, non-exclusive easement for ingress and egress as depicted in Exhibit E to the Agreement is plotted hereon.

Item 16) The easement described in the Easement recorded in Official Records Book 25281, Page 4100 are plotted hereon. Said easements affect Commercial Lot 1, Commercial Lot 2, Commercial Lot 3, Commercial Lot 4, Commercial Lot 6 and the Commercial Parking Lot.

Item 17) The easement described in the Grant of Easement recorded in Official Records Book 25947, Page 488 is blank in nature and can not be plotted.

Item 18) The easement described in the Grant of Easement recorded in Official Records Book 25947, Page 794 is plotted hereon.

Item 19) The easement described in the Grant of Easement recorded in Official Records Book 25947, Page 797 is plotted hereon.

Item 20) The easement described in the Grant of Easement recorded in Official Records Book 25947, Page 811 is plotted hereon.

Item 21) The Downtown Dadeland Complex as described herein is one and the same as the encumbered lands described in Exhibit E to the Declaration of Covenants, Restrictions and Easements for Downtown Dadeland recorded in Official Records Book 24782, Page 2646. The easements, covenants and use restrictions established by the said Declaration are blank in nature and can not be plotted. All of the lands described herein as the Commercial Lots lie wholly within the lands described in the said Declaration.

## SURVEYOR'S CERTIFICATE:

To: Dadeland Retail LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standards for Professional Land Surveyors, "ALTA/ACSM Land Title Surveys", jointly established and adopted by American Land Title Association ("ALTA"), American Congress on Surveying and Mapping ("ACSM") and National Society of Professional Surveyors ("NSPS") in 2005, and includes Items 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(a) and 13 of Table A. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The undersigned further certifies that this map or plat meets the Minimum Technical Requirements as set forth in Rule 61G17-6 as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472.027 Florida Statutes and is a "BOUNDARY SURVEY" as defined in said Rule.

E. R. BROWNELL & ASSOCIATES, INC.

Thomas Brownell, Esq., Vice President  
Professional Land Surveyor #2891  
State of Florida

Date: 11/16/09

Prepared for:

GOLDMAN SACHS MORTGAGE COMPANY

E.R. Brownell & Assoc., Inc.

CONSULTING ENGINEERS PLANNERS SURVEYORS & MAPPERS  
2434 S.W. 28th Lane  
305-860-3666

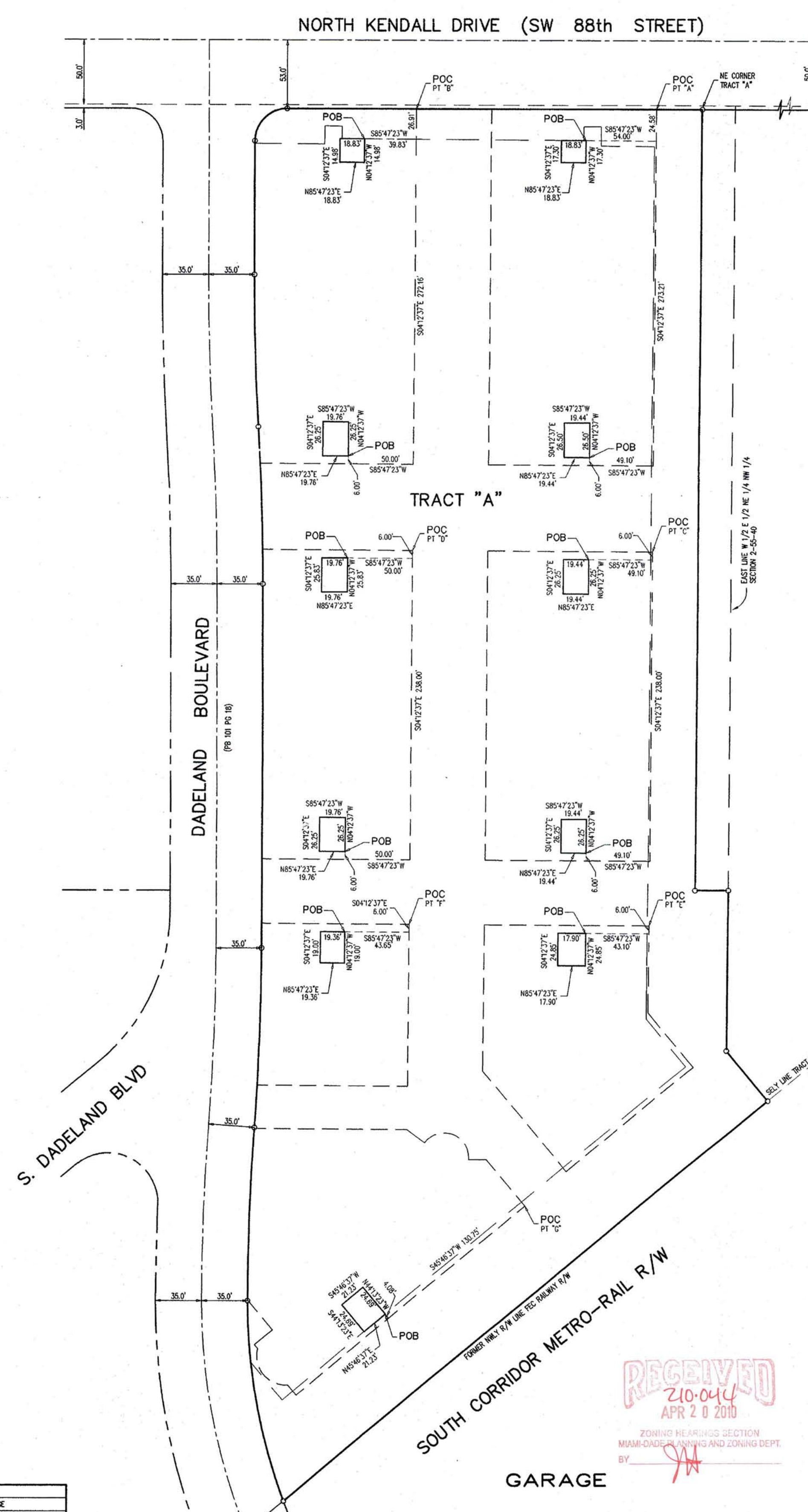
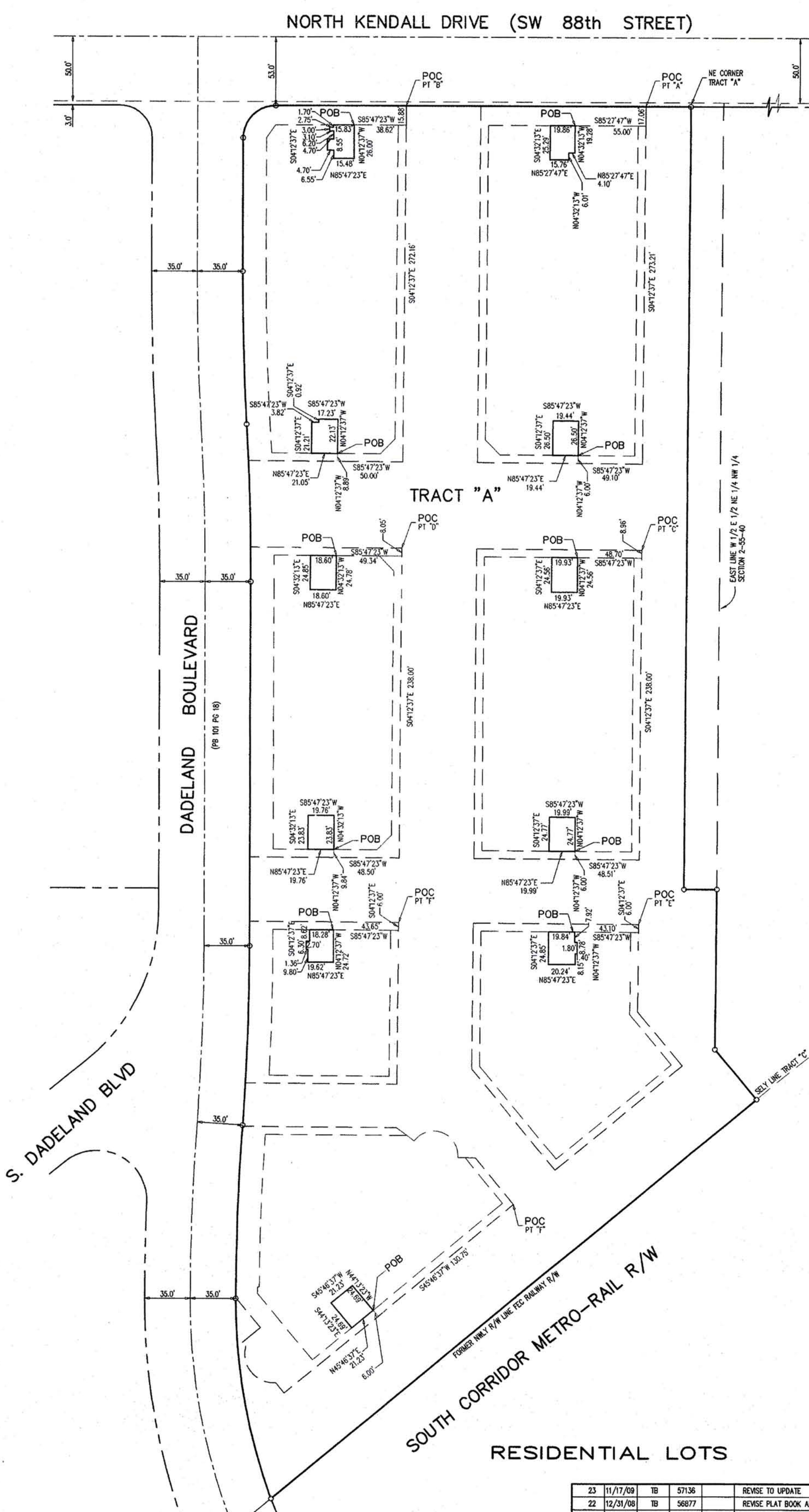
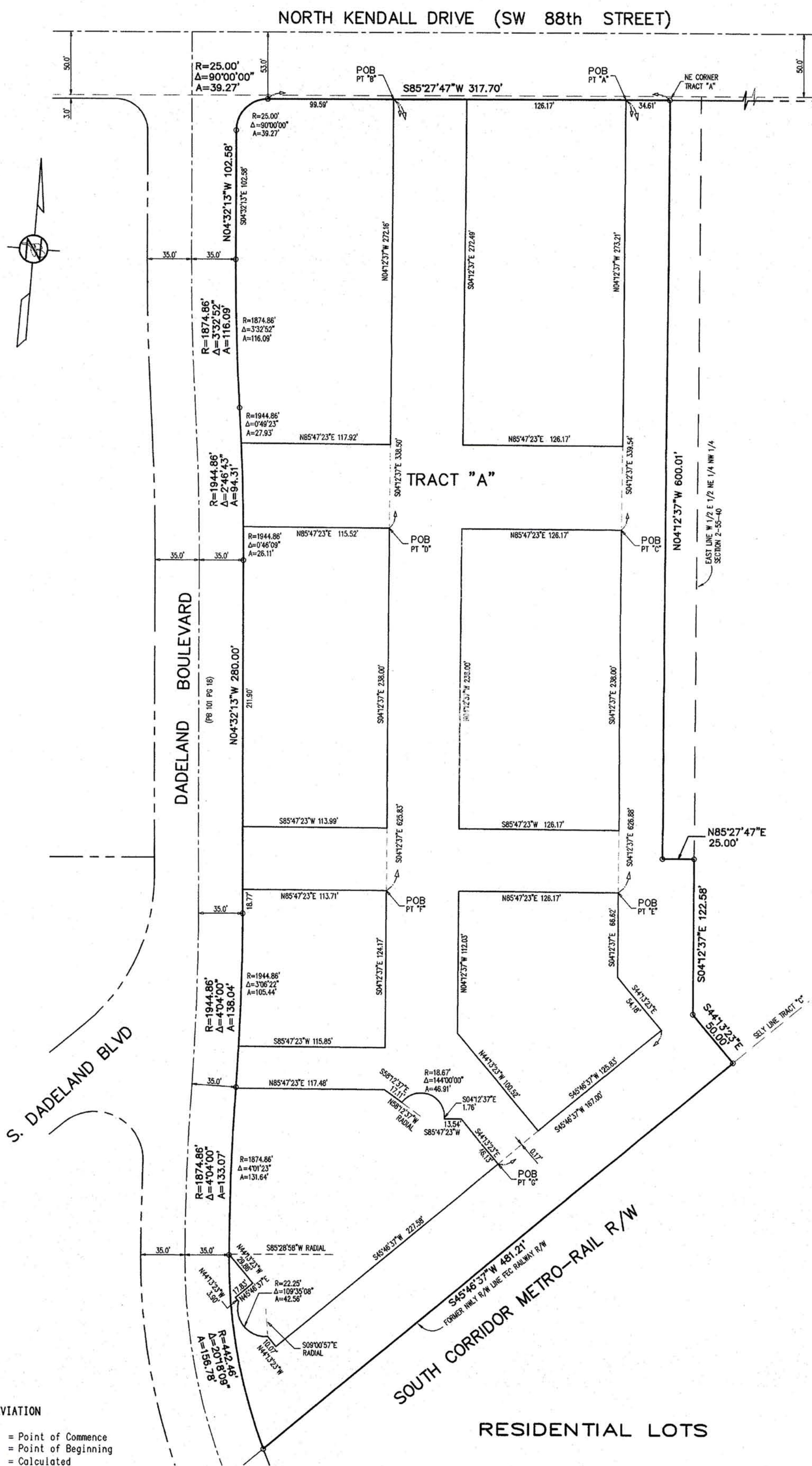
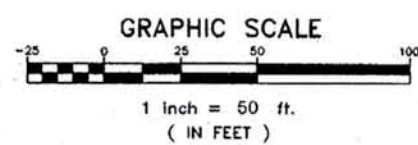
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Des. by: Scale: 1" = 50' Date: 08/01/00

Chk. by: State of Florida Revision Description Certificate of Authorization No. LB-761 State of Florida

57136	REVISE TO UPDATE
56877	REVISE PLAT BOOK AND PAGE
56877	REVISE LEGAL DESCRIPTION
56877	REVISE VERTICAL LIMITS
56877	REVISE TO UPDATE
56877	REVISE TO UPDATE
55450	REVISE TO SHOW SETBACKS
55450	REVISE LEGAL DESCRIPTION
55450	REVISE TO UPDATE
55450	REVISE TO UPDATE TITLE COMMITMENT
55450	REVISE TO UPDATE WATER & SEWER LINES
55450	REVISE TO UPDATE LEGAL DESCRIPTION
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55450	REVISE TO UPDATE
55450	REVISE TO UPDATE
55450	REVISE SURVEY NOTES
J.N. F.B.	Revision Description



ALTA/ACSM LAND TITLE SURVEY



ABBREVIATION

POC = Point of Commence  
POB = Point of Beginning  
(C) = Calculated  
(M) = Measured  
(D) = Deed  
(S) = Title Commitment Item Number  
SIP = Set 1/2" Iron Pipe w/ cap #LB761  
FIP = Found 1/2" Iron Pipe  
FND = Found  
ORB = Official Records Book  
PG = Page  
PB = Plat Book  
R = Radius  
D = Delo  
A = Arc Length  
C = Chord Length

NOT A PART

23	11/17/09	TR	57136	REVISE TO UPDATE	
22	12/21/08	TR	56877	REVISE PLAT BOOK AND PAGE	
21	11/25/08	TR	56877	REVISE LEGAL DESCRIPTION	
20	07/17/08	TR	56877	REVISE VERTICAL LIMITS	
19	05/14/08	TR	56877	REVISE TO UPDATE	
18	04/25/08	TR	56877	REVISE TO UPDATE	
17	05/16/06	TR	554520	REVISE TO SHOW SEBACKS	
16	05/09/06	TR	554520	REVISE LEGAL DESCRIPTION	
15	04/21/06	TR	554520	REVISE TO UPDATE	
14	09/20/04	TR	554520	REVISE TO UPDATE TITLE COMMITMENT	
13	08/18/04	TR	554520	REVISE TO UPDATE WATER & SEWER LINES	
12	09/16/04	TR	554520	REVISE TO UPDATE LEGAL DESCRIPTION	
11	08/18/04	TR	554520	REVISE TO UPDATE LEGAL DESCRIPTION	
10	04/13/04	TR	554520	REVISE TO UPDATE	
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No.	Date	Apvd.	J.N.	F.B.	Revision Description

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Prepared for: GOLDMAN SACHS MORTGAGE COMPANY

E.R. Brownell & Assoc., Inc. CONSULTING ENGINEERS PLANNERS SURVEYORS & MAPPERS

3152 Coral Way 305.444.3511 305.444.2034 (FAX)

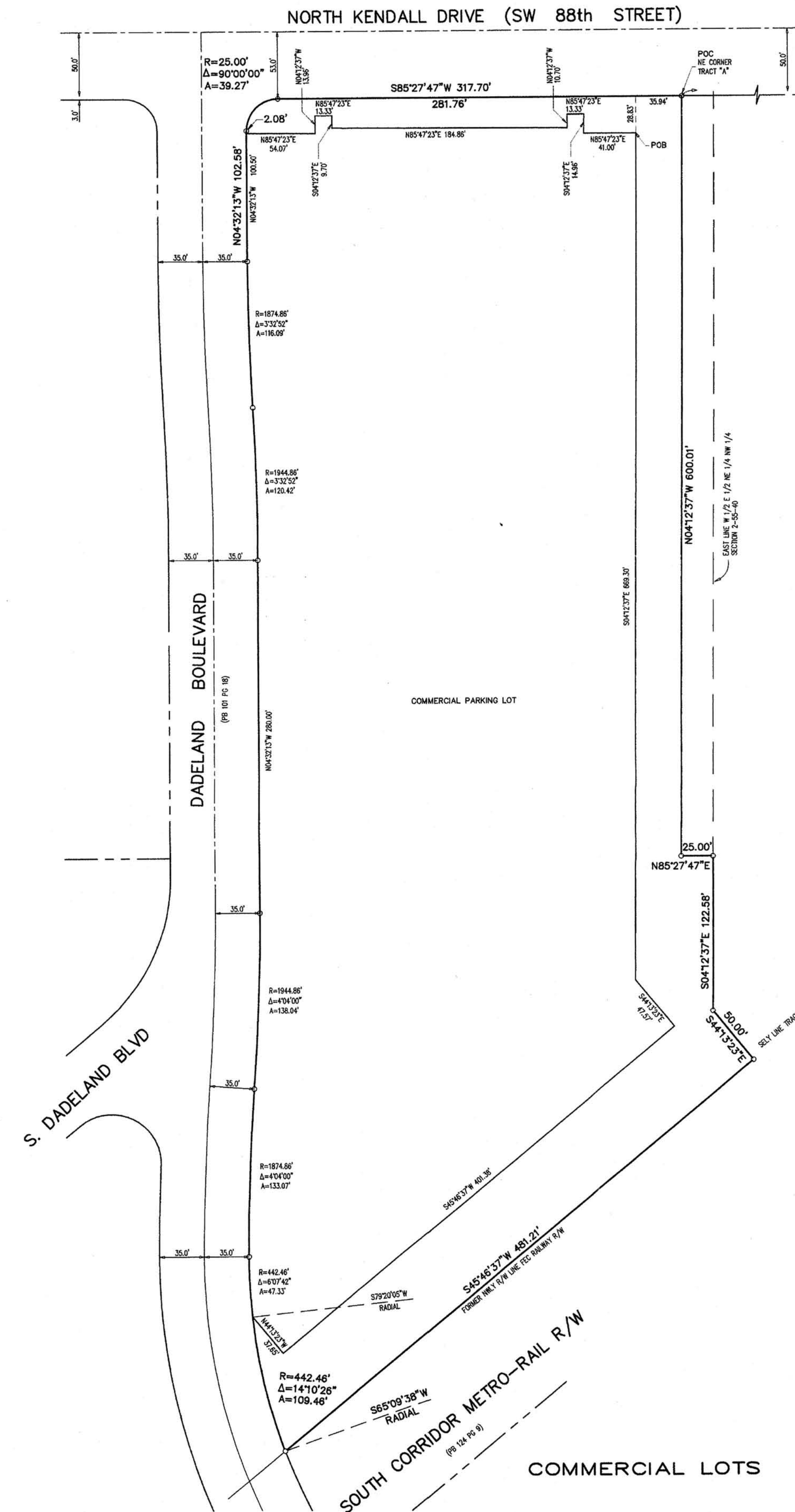
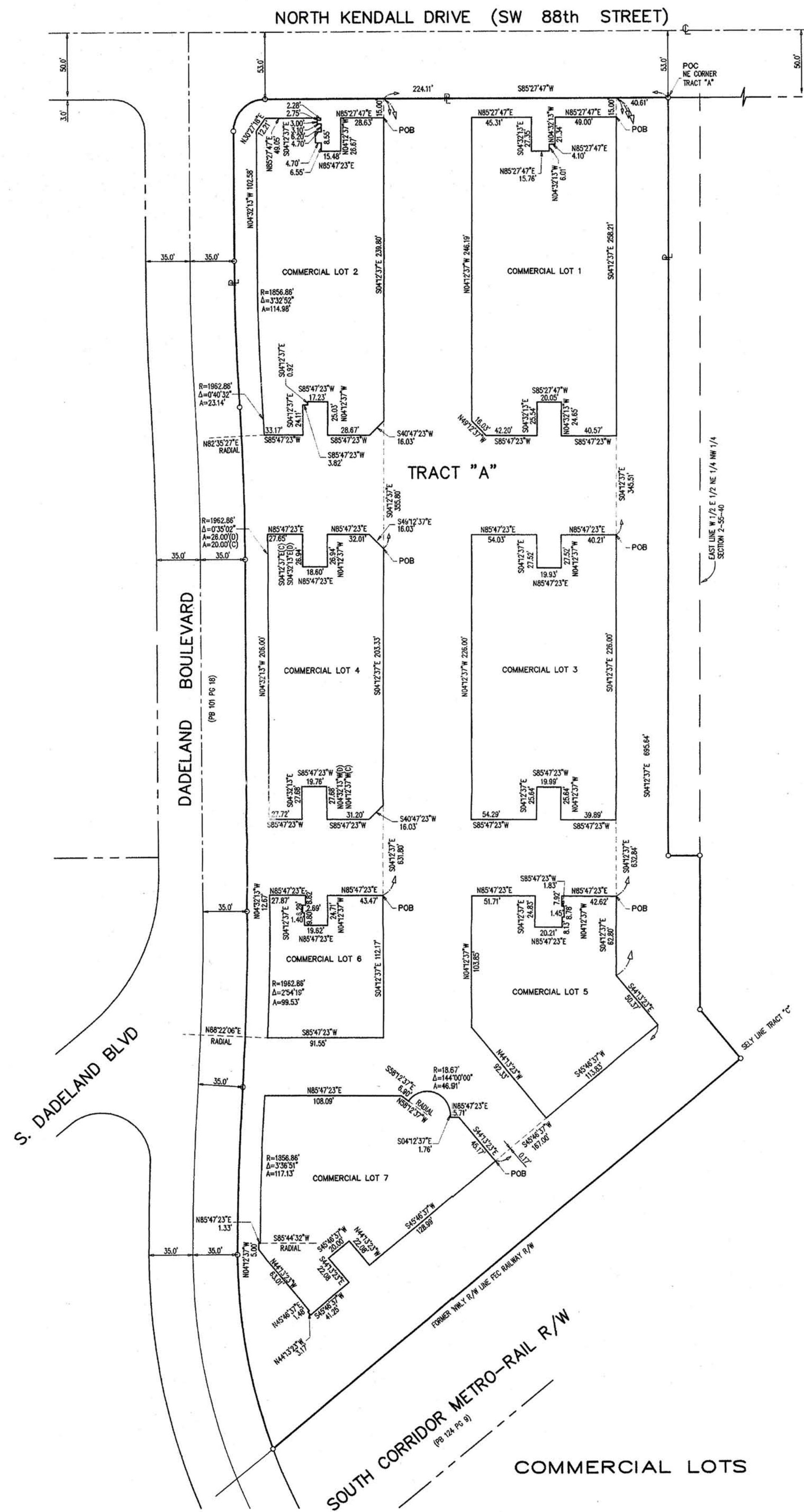
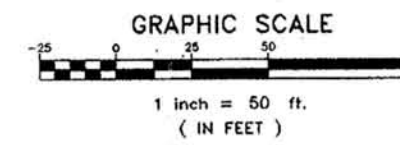
Professional Land Surveyor & Mapper No. 2891 Certificate of Authorization No. LB-761 State of Florida

Drawn by: JP Ref. J.N. 55452 F.B. 636/70-77 Scale: 1" = 50' Date: 08/01/00

Des. by: Sk. No. 2 of 7 LS-2192A



# ALTA/ACSM LAND TITLE SURVEY



**ABBREVIATION**

POB = Point of Beginning  
(C) = Calculated  
(M) = Measured  
(D) = Deed  
(S) = Title Commitment Item Number  
SIP = Set 1/2" Iron Pipe w/ cap #LB761  
FIP = Found 1/2" Iron Pipe  
FND = Found  
ORB = Official Records Book  
PC = Page  
PB = Plat Book  
R = Radius  
Δ = Delta  
A = Arc Length  
C = Chord Length

23	11/17/01	TD	57136	REVISE TO UPDATE
22	12/29/00	TD	56877	REVISE PLAT BOOK AND PAGE
21	11/25/00	TD	56877	REVISE LEGAL DESCRIPTION
20	07/17/00	TD	56877	REVISE VERTICAL LIMITS
19	05/14/00	TD	56877	REVISE TO UPDATE
18	04/25/00	TD	56877	REVISE TO UPDATE
17	05/10/00	TD	554520	REVISE TO SHOW SCRAMBLES
16	05/10/00	TD	554520	REVISE LEGAL DESCRIPTION
15	04/21/00	TD	554520	REVISE TO UPDATE
14	06/20/04	TD	554520	REVISE TO UPDATE TITLE COMMITMENT
13	06/18/04	TD	554520	REVISE TO UPDATE WATER & SEWER LINES
12	06/18/04	TD	554520	REVISE TO UPDATE LEGAL DESCRIPTION
11	06/18/04	TD	554520	REVISE TO UPDATE LEGAL DESCRIPTION
10	04/19/04	TD	554520	REVISE TO UPDATE
9	12/10/03	TD	554520	REVISE SURVEYOR'S NOTES

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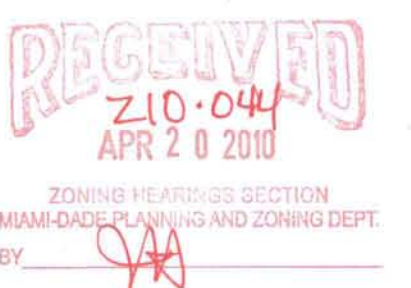
Professional Land Surveyor & Mapper No. 2891  
Certificate of Authorization No. LB-761  
State of Florida

Prepared for:  
**GOLDMAN SACHS MORTGAGE COMPANY**  
Miami, Florida, 33145

**E.R. Brownell & Assoc., Inc.**  
CONSULTING ENGINEERS PLANNERS SURVEYORS & MAPPERS  
3152 Coral Way  
305.444.3511

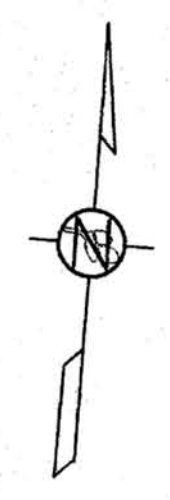
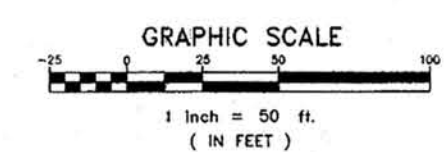
Des. by: J.N. 55452  
Chk. by: Scale: 1" = 50'  
Date: 08/01/00

Sheet: 3 of 7  
Sk. No. LS-2192A





# ALTA/ACSM LAND TITLE SURVEY



TRACT "B"  
PALMETTO KENDALL HEIGHTS  
(PB 70 PG 47)

NORTH KENDALL DRIVE (SW 88th STREET)

PORTION OF TRACT C "PALMETO KENDAL HEIGHTS"  
(PB 70 PG 47)

DAELAND BOULEVARD

PORTION OF TRACT C "PALMETO KENDAL HEIGHTS"  
(PB 70 PG 47)

SUNSHINE LAND ASSOC., LTD PARTNERSHIP (PB 70 PG 47)

TRACT "A"  
DAELAND RESIDENCE PLAT  
(PB 160 PG 20)

SOUTH DAELAND BLVD

TRACT "A"  
DAELAND SOUTH STATION  
(PB 122 PG 28)

SOUTH CORRIDOR METRO-RAIL R/W  
(PB 10 PG 8)

BOUNDARY GEOMETRY

- ABBREVIATION
- (C) = Calculated
  - (M) = Measured
  - (D) = Deed
  - (S) = Title Commitment Item Number
  - SIP = Set 1/2" Iron Pipe w/ cap #LB761
  - FIP = Found 1/2" Iron Pipe
  - FND = Found
  - ORB = Official Records Book
  - PG = Page
  - PB = Plat Book
  - R = Radius
  - Δ = Delta
  - A = Arc Length
  - C = Chord Length

23	11/17/09	TS	57136	REVISE TO UPDATE
22	12/31/08	TS	56877	REVISE PLAT BOOK AND PAGE
21	11/25/08	TS	56877	REVISE LEGAL DESCRIPTION
20	07/17/08	TS	56877	REVISE METRIC LIMITS
19	05/14/08	TS	56877	REVISE TO UPDATE
18	04/25/08	TS	56877	REVISE TO UPDATE
17	05/10/08	TS	55450	REVISE TO SHOW SETBACKS
16	05/09/08	TS	55450	REVISE LEGAL DESCRIPTION
15	04/21/08	TS	55450	REVISE TO UPDATE
14	08/20/04	TS	55450	REVISE TO UPDATE TITLE COMMITMENT
13	06/18/04	TS	55450	REVISE TO UPDATE WATER & SEWER LINES
12	06/16/04	TS	55450	REVISE TO UPDATE LEGAL DESCRIPTION
11	08/09/04	TS	55450	REVISE TO UPDATE LEGAL DESCRIPTION
10	04/13/04	TS	55450	REVISE TO UPDATE
9	12/10/03	TS	55450	REVISE SURVEYOR'S NOTES
No.	Date	Apvd.	J.N. F.B.	Revision Description

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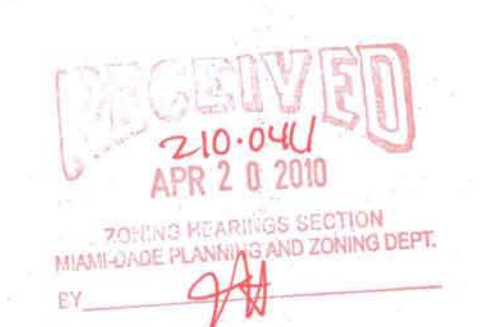


Prepared for:  
**GOLDMAN SACHS MORTGAGE COMPANY**  
Miami

**E.R. Brownell & Assoc., Inc.**  
CONSULTING ENGINEERS PLANNERS SURVEYORS & MAPPERS  
3152 Coral Way  
305.446.3511  
Miami, Florida, 33145  
305.444.2034 (FAX)

Professional Land Surveyor & Mapper No. 2891	Ref.	Drawn by: JP	J.N. 55452	F.B. 836/70-77	Sk. No.
Certificate of Authorization No. LB-761	State of Florida	Chk. by:	Scale: 1" = 50'	Date: 08/01/00	LS-2192A

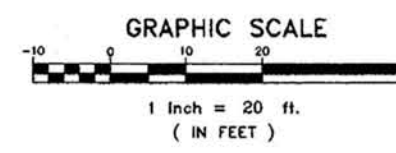
SEE SHEET 1 OF 7 FOR INFORMATION OF EXCEPTIONS.



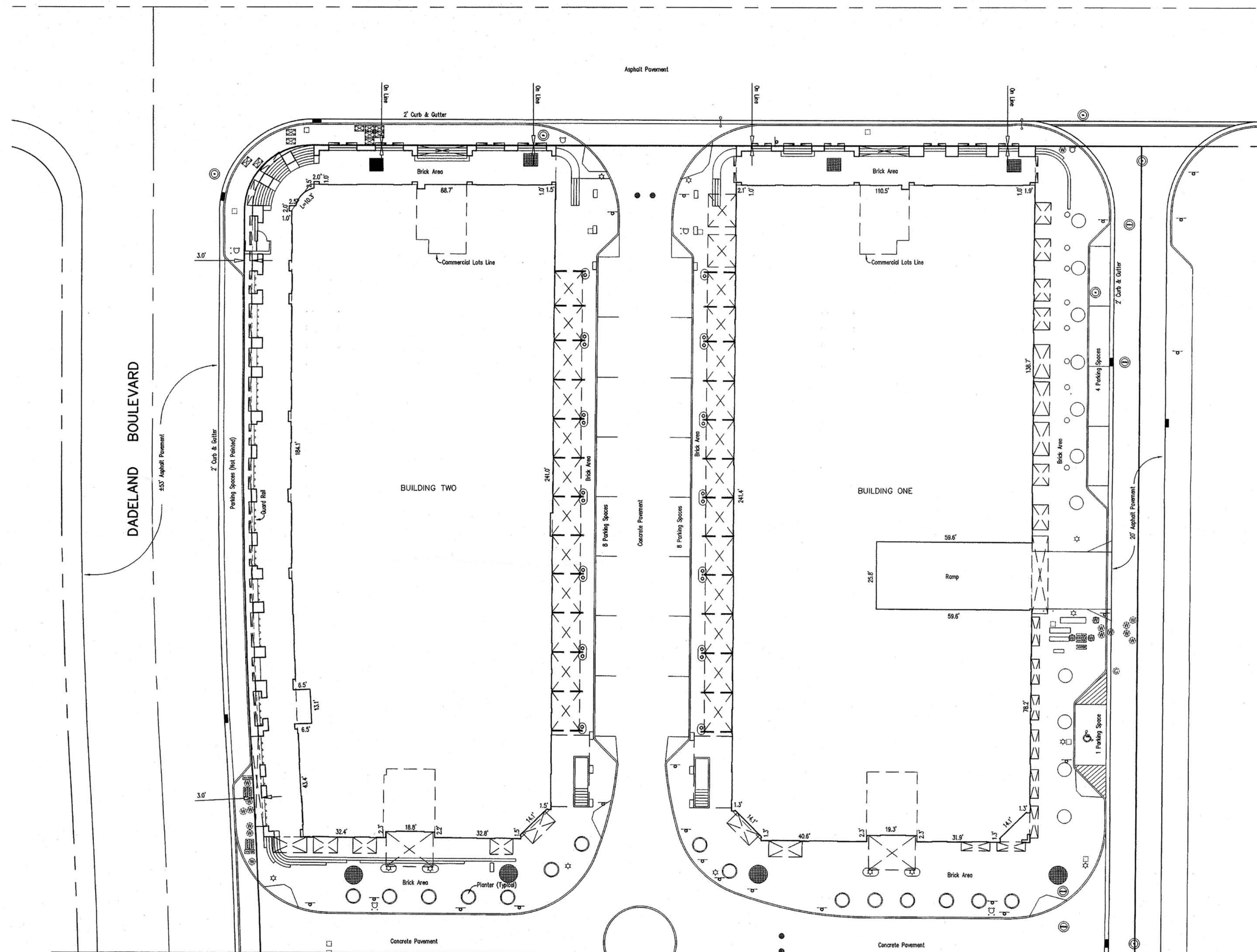
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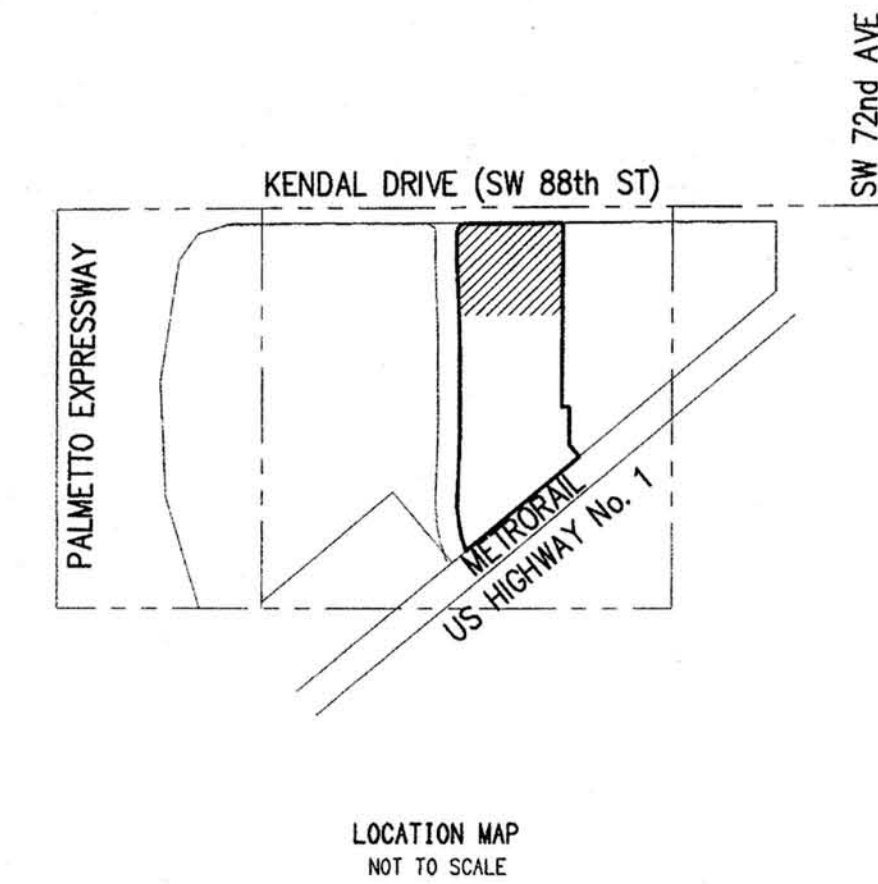
# ALTA/ACSM LAND TITLE SURVEY



NORTH KENDALL DRIVE (SW 88th STREET)



MATCH LINE 1



LOCATION MAP  
NOT TO SCALE

- SYMBOL LEGEND**
- ⊙ Manhole Telephone
  - ⊙ Manhole Sanitary
  - ⊙ Fire Hydrant
  - ⊙ Single Sign Support
  - ⊙ Manhole Drainage
  - ⊙ Curb Inlet
  - ⊙ Light Pole
  - ⊙ Cleanout
  - ⊙ Manhole Grease
  - ⊙ Guard Post
  - ⊙ Water Valve
  - ⊙ Water Meter
  - ⊙ Gas Valve
  - ⊙ Catch Basin
  - ⊙ Wire Pull Box
  - ⊙ Signal Master Arm

- ABBREVIATIONS:**
- (C) = Calculated
  - (M) = Measured
  - (D) = Deed
  - (S) = Title Commitment Item Number
  - SIP = Set 1/2" Iron Pipe w/ cap #LB761
  - FIP = Found 1/2" Iron Pipe
  - FND = Found
  - ORB = Official Records Book
  - PC = Page
  - PB = Plot Book
  - R = Radius
  - A = Delta
  - C = Arc Length
  - Ch = Chord Length

23	11/17/03	TB	57138	REVISE TO UPDATE	
22	12/31/08	TB	56877	REVISE PLAT BOOK AND PAGE	
21	11/25/09	TB	56877	REVISE LEGAL DESCRIPTION	
20	07/17/08	TB	56877	REVISE METEORICAL LIMITS	
19	05/14/08	TB	56877	REVISE TO UPDATE	
18	04/25/08	TB	56877	REVISE TO UPDATE	
17	05/10/08	TB	554520	REVISE TO SHOW SETBACKS	
16	05/09/08	TB	554520	REVISE LEGAL DESCRIPTION	
15	04/23/08	TB	554520	REVISE TO UPDATE	
14	06/20/04	TB	554520	REVISE TO UPDATE WATER COMMENT	
13	06/18/04	TB	554520	REVISE TO UPDATE WATER & SEWER LINES	
12	06/18/04	TB	554520	REVISE TO UPDATE LEGAL DESCRIPTION	
11	06/18/04	TB	554520	REVISE TO UPDATE LEGAL DESCRIPTION	
10	04/13/04	TB	554520	REVISE TO UPDATE	
9	12/10/03	TB	554520	REVISE SURVEYOR'S NOTES	
No.	Date	Apvd.	J.N.	F.B.	Revision Description

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Professional Land Surveyor & Mapper No. 2891  
Certificate of Authorization No. LB-761  
State of Florida

Prepared for:  
**GOLDMAN SACHS MORTGAGE COMPANY**  
Miami

**E.R. Brownell & Assoc., Inc.**  
CONSULTING ENGINEERS PLANNERS SURVEYORS & MAPPERS  
3152 Coral Way  
305.446.3511  
Miami, Florida, 33145  
305.444.2034 (FAX)

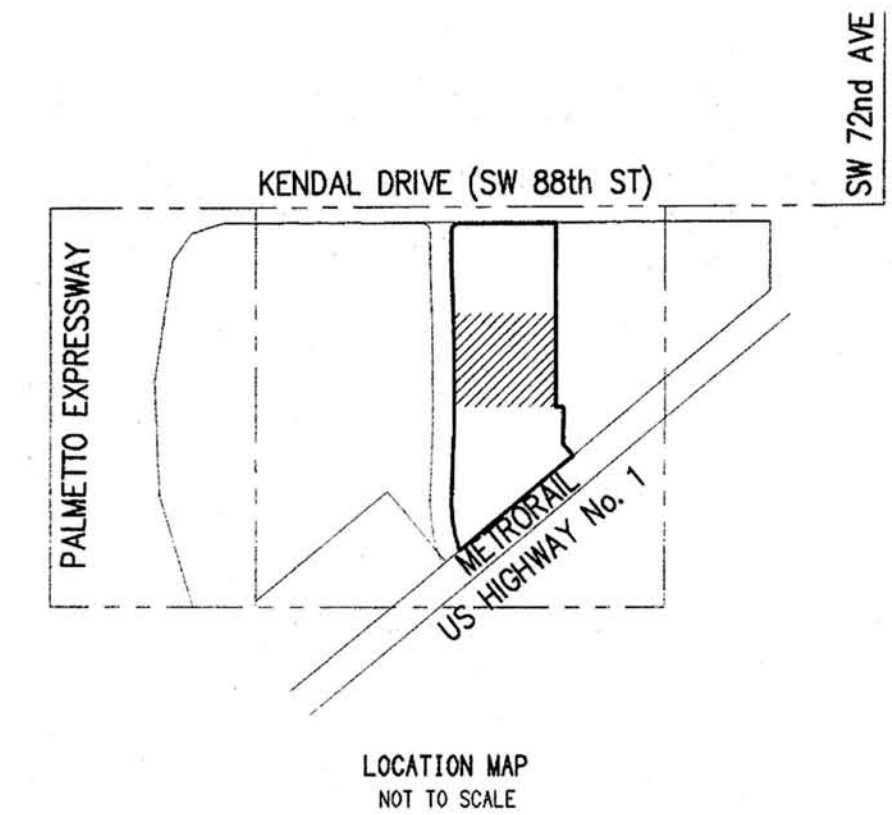
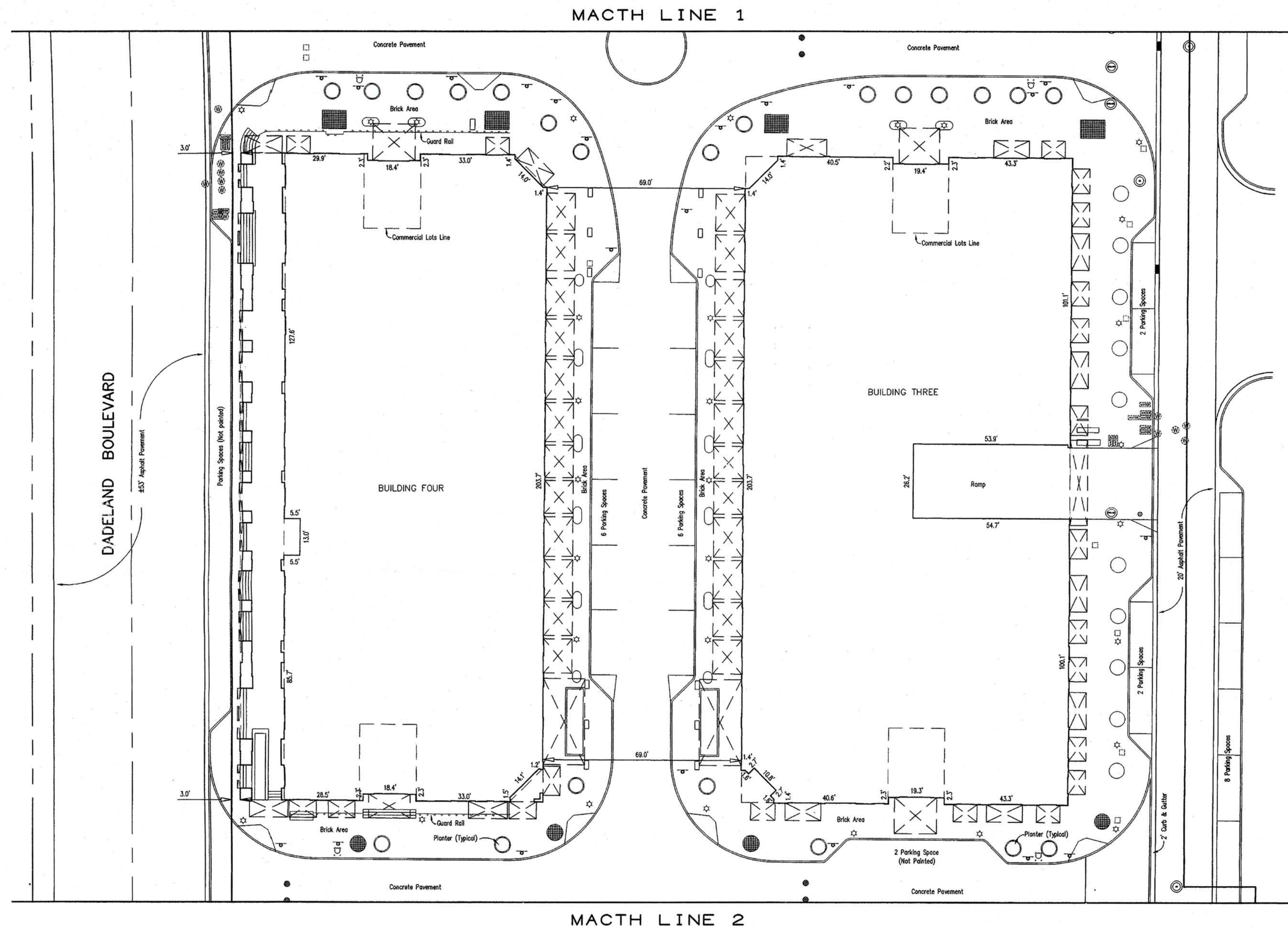
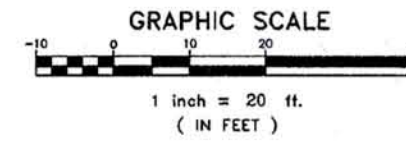
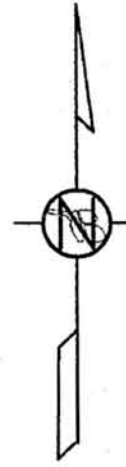
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Des. by: J.N. Scale: 1" = 20' Date: 08/01/00  
Chk. by: J.N. Date: 08/01/00

Sheet: 5 of 7  
LS-2192A





# ALTA/ACSM LAND TITLE SURVEY



- SYMBOL LEGEND**
- ⊙ Manhole Telephone
  - ⊙ Manhole Sanitary
  - ⊙ Fire Hydrant
  - ⊙ Single Sign Support
  - ⊙ Manhole Drainage
  - ⊙ Curb Inlet
  - ⊙ Light Pole
  - ⊙ Cleanout
  - ⊙ Manhole Grease
  - ⊙ Guard Post
  - ⊙ Water Valve
  - ⊙ Water Meter
  - ⊙ Gas Valve
  - ⊙ Catch Basin
  - ⊙ Wire Pull Box
  - ⊙ Signal Master Arm

- ABBREVIATIONS:**
- (C) = Calculated
  - (M) = Measured
  - (D) = Deed
  - (S) = Title Commitment Item Number
  - SIP = Set 1/2" Iron Pipe w/ cap #LB761
  - FIP = Found 1/2" Iron Pipe
  - FND = Found
  - ORB = Official Records Book
  - PG = Page
  - PB = Plot Book
  - R = Radius
  - Δ = Delta
  - A = Arc Length
  - C = Chord Length

23	11/17/09	TR	57136	REVISE TO UPDATE	
22	12/29/08	TR	56877	REVISE PLAT BOOK AND PAGE	
21	11/25/08	TR	56877	REVISE LEGAL DESCRIPTION	
20	07/17/08	TR	56877	REVISE VERTICAL LIMITS	
19	05/14/08	TR	56877	REVISE TO UPDATE	
18	04/25/08	TR	56877	REVISE TO UPDATE	
17	05/10/08	TR	554520	REVISE TO SHOW SETBACKS	
16	05/10/08	TR	554520	REVISE LEGAL DESCRIPTION	
15	04/22/08	TR	554520	REVISE TO UPDATE	
14	06/20/04	TR	554520	REVISE TO UPDATE TITLE COMMITMENT	
13	06/18/04	TR	554520	REVISE TO UPDATE WATER & SEWER LINES	
12	06/16/04	TR	554520	REVISE TO UPDATE LEGAL DESCRIPTION	
11	06/26/04	TR	554520	REVISE TO UPDATE LEGAL DESCRIPTION	
10	04/13/04	TR	554520	REVISE TO UPDATE	
9	12/10/03	TR	554528	REVISE SURVEYOR'S NOTES	
No.	Date	Apvd.	J.N.	F.B.	Revision Description

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Prepared for:

**GOLDMAN SACHS MORTGAGE COMPANY**

**E.R. Brownell & Assoc., Inc.**

CONSULTING ENGINEERS PLANNERS SURVEYORS & MAPPERS

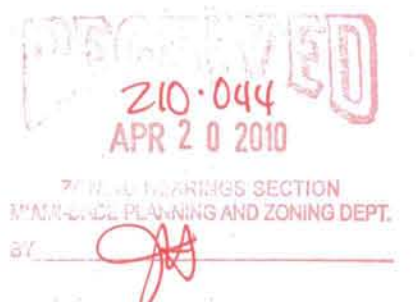
3152 Coral Way  
305.446.3551

Miami, Florida, 33145  
305.444.2034 (FAX)

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Des. by: J.N. 55452  
Chk. by: F.B. 836/70-77  
Scale: 1" = 20'  
Date: 08/01/00

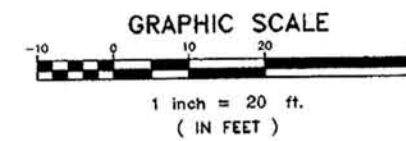
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Certificate of Authorization No. LB-761  
State of Florida

Sheet: 6 of 7  
Sk. No. LS-2192A

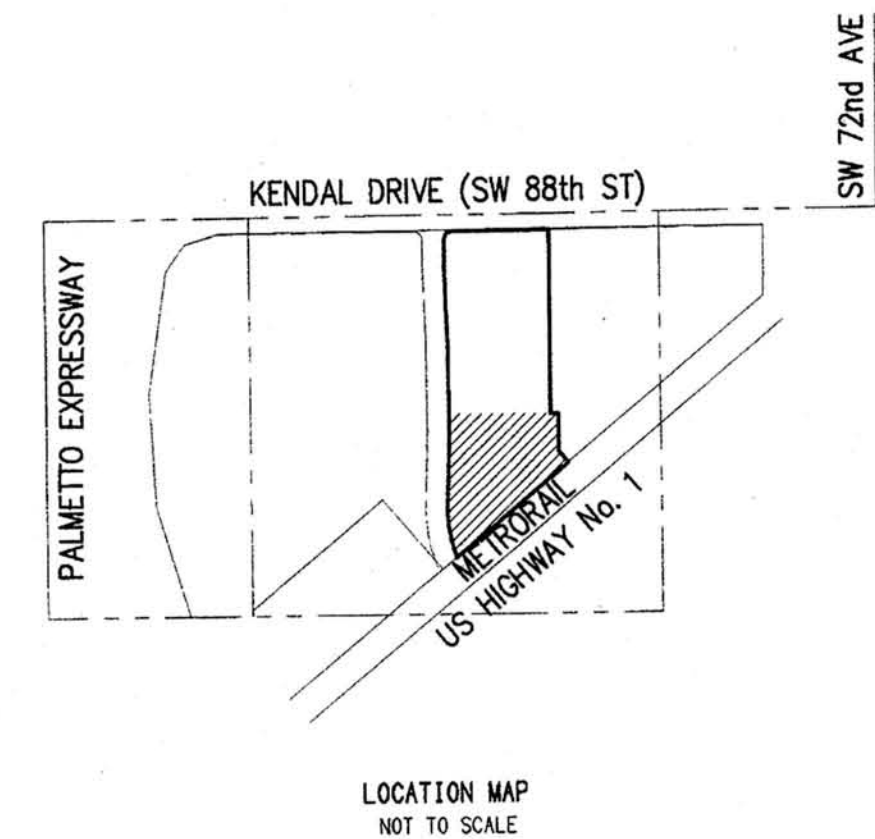
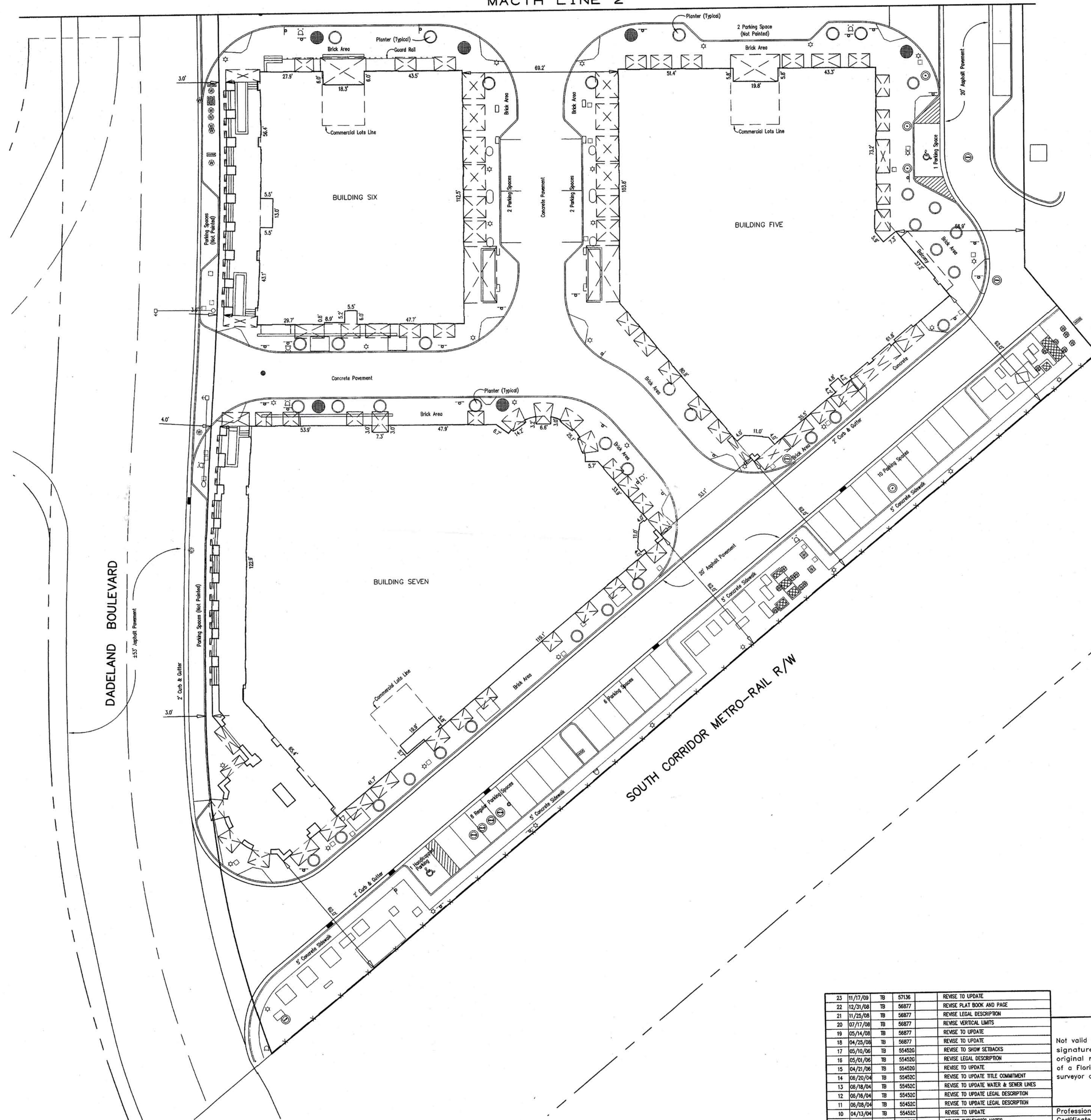




# ALTA/ACSM LAND TITLE SURVEY



MATCH LINE 2



## SYMBOL LEGEND

- Manhole Telephone
- Manhole Sanitary
- Fire Hydrant
- Single Sign Support
- Manhole Drainage
- Curb Inlet
- Light Pole
- Cleanout
- Manhole Grease
- Guard Post
- Water Valve
- Water Meter
- Gas Valve
- Catch Basin
- Wire Pull Box
- Signal Master Arm

## ABBREVIATIONS:

- (C) = Calculated
- (M) = Measured
- (D) = Deed
- (S) = Title Commitment Item Number
- SIP = Set 1/2" Iron Pipe w/ cap #LB761
- FIP = Found 1/2" Iron Pipe
- FND = Found
- ORB = Official Records Book
- PG = Page
- PB = Plot Book
- R = Radius
- A = Delta
- C = Arc Length
- C = Chord Length

23	11/17/08	TB	57136	REVISE TO UPDATE
22	12/29/08	TB	56877	REVISE PLAT BOOK AND PAGE
21	11/25/08	TB	56877	REVISE LEGAL DESCRIPTION
20	07/17/08	TB	56877	REVISE VERTICAL LIMITS
19	05/14/08	TB	56877	REVISE TO UPDATE
18	04/23/08	TB	56877	REVISE TO UPDATE
17	05/16/06	TB	554320	REVISE TO SHOW SETBACKS
16	05/01/06	TB	554320	REVISE LEGAL DESCRIPTION
15	04/21/06	TB	554320	REVISE TO UPDATE
14	06/29/04	TB	554320	REVISE TO UPDATE TITLE COMMITMENT
13	06/16/04	TB	554320	REVISE TO UPDATE WATER & SEWER LINES
12	06/16/04	TB	554320	REVISE TO UPDATE LEGAL DESCRIPTION
11	06/08/04	TB	554320	REVISE TO UPDATE LEGAL DESCRIPTION
10	04/13/04	TB	554320	REVISE TO UPDATE
9	12/10/02	TB	554320	REVISE SURVEYOR'S NOTES
No.	Date	Apvd.	J.N. F.B.	Revision Description

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Professional Land Surveyor & Mapper No. 2891  
Certificate of Authorization No. LB-761  
State of Florida

Prepared for: **GOLDMAN SACHS MORTGAGE COMPANY** Miami

**E.R. Brownell & Assoc., Inc.**  
CONSULTING ENGINEERS PLANNERS SURVEYORS & MAPPERS  
3152 Coral Way Miami, Florida 33145  
305.444.3511 305.444.2034 (FAX)

Drawn by: JP Ref. J.N. 55452 F.B. 836/70-77  
Des. by: Chk. by: Scale: 1" = 20' Date: 08/01/00

Sheet: 7 of 7  
Sk. No. LS-2192A